

Dollar Creek Crossing

DEVELOPMENT OBJECTIVES



Increase housing choices in the Basin area of North Lake Tahoe



Provide housing opportunities near jobs, transit, schools and trails.



Support the existing trail network and create improved bike and pedestrian connections to transit stops.



THE NEED

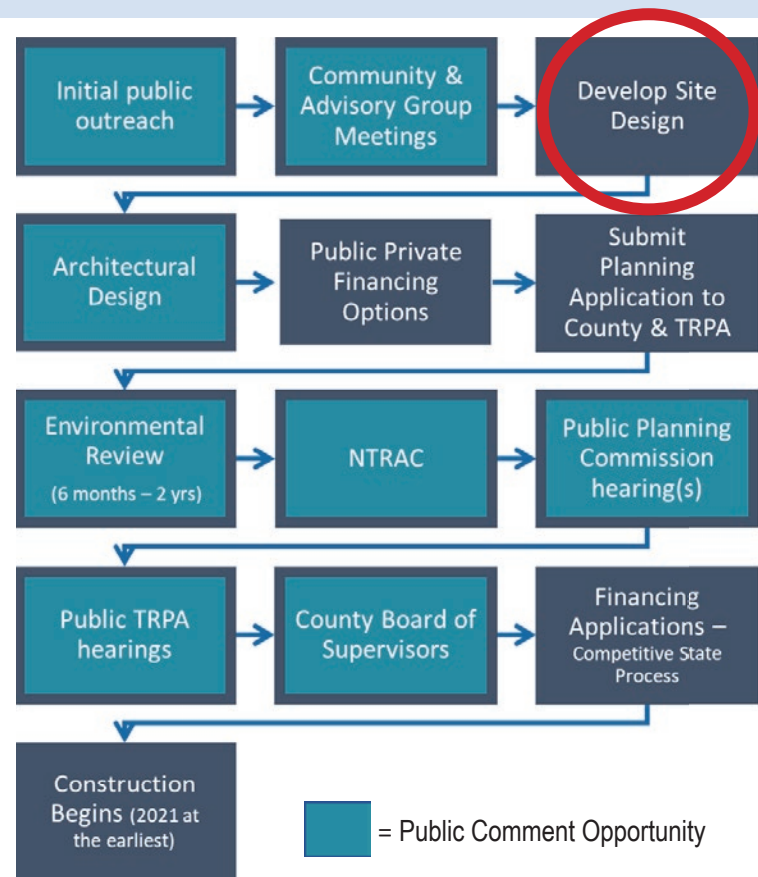
16%

The number of occupied housing units in Dollar Point has decreased by 16% since 2000, from 681 in 2000 to 571 in 2010.

Two recent studies demonstrate that existing residents and employees in the Tahoe-Truckee region and Placer County are struggling to live in the area. These studies identified an existing need of 1,560 housing units affordable to our workforce and families. The North Tahoe-Truckee region has 474 below market-rate housing units, but only 77 units are in the basin (in Kings Beach). Sawmill Heights near Northstar is the only other Eastern Placer County affordable project, and is outside of the basin.

The county is trying to serve local residents and workers earning a range of income levels. The majority of rental apartments would be reserved as affordable rental apartments (serving households earning up to 80% of the area median income); however, this development will also offer units for the “missing middle.” Based on that combination, people in the following jobs could qualify for occupancy in the development:

- **Entry-level TART bus driver (\$34,000 – \$42,000/year)**
- **Safeway cashier (\$29,120/year)**
- **Public Utility District seasonal worker (\$41,600 – \$47,840/year)**
- **Entry-level TTUSD teacher (\$53,048/year)**
- **North Tahoe Fire Protection District firefighter (~\$70,000/year)**



FREQUENTLY ASKED QUESTIONS:

Why is this location being considered to address achievable housing needs?

The North Tahoe-Truckee region has 474 below-market-rate housing units, but most are in Truckee and only 77 units are in the basin (in Kings Beach). Sawmill Heights near Northstar is the only other Eastern Placer County project, which is outside of the basin. Future housing projects have been proposed or are in process for Hopkins Village and Schaeffer’s Mill in Martis Valley, Squaw Valley, and Kings Beach, and Truckee, but Dollar Creek Crossing is the only project proposed for Tahoe City.

What is the allowed density for this site?

Density on this site was set by the Tahoe Regional Planning Agency in its first Regional Plan for the Tahoe Basin in 1987 at 15 units to the acre and has not been increased since. Current zoning regulations for the site, which is zoned as Mixed-Use Neighborhood Dollar Hill, can be found beginning on page 109 in the Tahoe Basin Area Plan Implementing Regulations: www.placer.ca.gov/DocumentCenter/View/10014

PUBLIC PROCESS TO DATE

- ◇ **January 2017**—Placer County Basin Area Plan
- ◇ **August 2018**—Community Outreach Meeting
- ◇ **September–November 2018**—County Releases RFP, 4 developer interviews, top-rated developer notified
- ◇ **March 2019**—Community Meeting
- ◇ **May 2019**—Developer Community Meeting
- ◇ **June 2019**—Advisory Stakeholder meeting
- ◇ **July 2019**—Advisory Stakeholder meeting
- ◇ **July 2019**—Community Meeting
- ◇ **November 2019**—Advisory meeting
- ◇ **January 2020**—Community Meeting



Single Family



Mixed Use
Live/Work
Homes



Multi-Family
(apt)



Tiny/Mobile
Homes



Co-Living



Secondary
Dwelling



Supportive



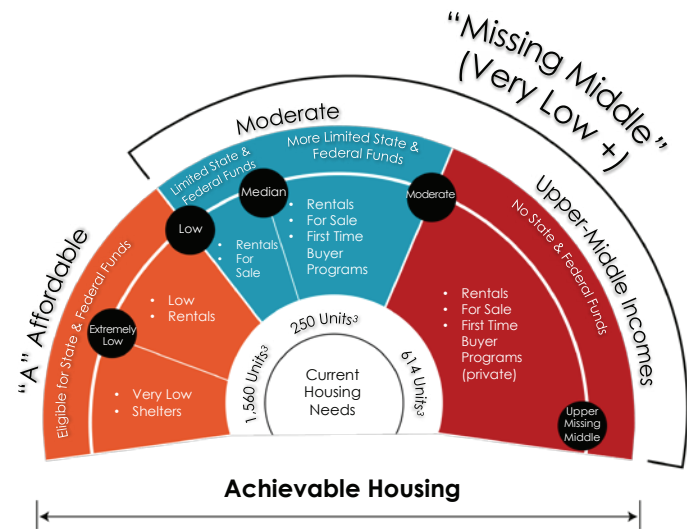
Cluster-Housing



Duplexes,
Condos +
Townhomes



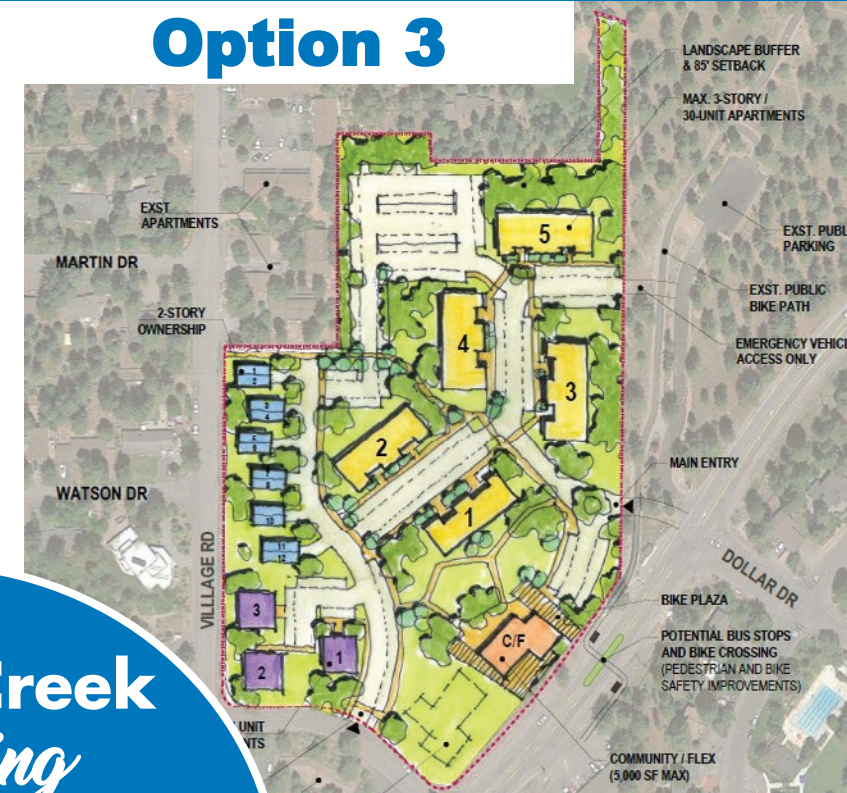
Senior



Based on public feedback, scenarios 2 and 3 feature:

- Increased parking on site
- Increased pedestrian / traffic safety
- Increased setbacks
- Increased open space to allow for:
 - Snow storage, recreation, etc.
- More unit types to allow for a more varied design
- More efficient emergency access

Option 3



WHAT ELSE IS PLACER DOING?

Placer County is working on a variety of housing solutions, and has been collaborating with TRPA and the Mountain Housing Council to identify and implement housing improvements.

⇒ Placer County and TRPA worked together to adopt the Tahoe Basin Area Plan in 2017

⇒ County-wide Housing Strategy and Development Plan Zoning Text Amendment, which will reduce regulatory constraints on housing.

⇒ Housing-specific amendments for the Tahoe Basin Area Plan

⇒ Streamlining Development Review Process

⇒ Incentivize and promote the development of Accessory Dwelling Units (ADUs)

⇒ County-wide housing financing plan and formalizing policies for new development to provide employee/affordable housing

What is "Missing Middle" housing?

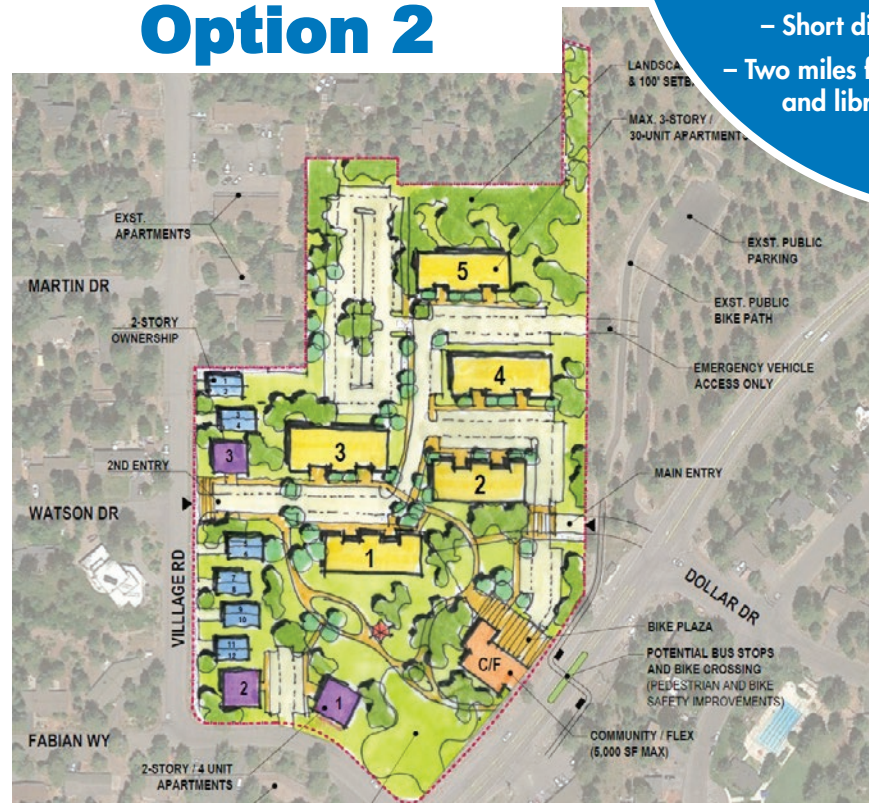
"Missing middle" housing is a range of multi-unit or clustered housing types—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living. Missing middle housing is generally not tied to price but is centered around design with the goal of being more affordable by design by building smaller, more dense housing products (e.g. townhomes, duplexes, triplexes, etc.). Dan Parolek, Owner of Opticos Design, is often credited for coining the term and developing the website www.missingmiddle.com. The county is considering missing middle housing for this property.

What is "Achievable Housing"?

Chapter 90 of the TRPA Code defines Achievable Housing as single or multi-family residential development to be used exclusively as a residential dwelling by permanent residents with an income not in excess of the respective county's achievable area median income, which ranges from \$58,500 for a one-person household up to \$83,600 for a four-person household for Placer County. Under TRPA's regulations for Placer County, achievable housing would qualify as anything serving up to 215% of the Area Median Income.

- 323 parking spaces provided
- 60% of site dedicated to open space
- Multiplexes (purple) mixed in with single family homes (blue)

Option 2



Dollar Creek Crossing

11.4 Acres

- Adjacent to Dollar Hill TART bus stop, multipurpose bike path
- Short distance from local schools
- Two miles from groceries, medical, fire, and library services, and more

- 344 parking spaces provided
- 54% of site dedicated to open space
- Multiplexes (purple) clustered toward S. Village Rd.

POSSIBLE SITE CHARACTERISTICS

Units

30 @ Studio
30 @ 1BR
60 @ 2BR
42 @ 3BR
12 @ SF homes
174 TOTAL

Parking

30 (1 per unit)
30 (1 per unit)
120 (2 per unit)
105 (2.5 per unit)
24 (2 per unit)
309 REQUIRED

Site Coverage

Residential
Community/Flex
Parking
Walkway & Paving
Community Space
TOTAL 495,458 sf

GIVE US YOUR FEEDBACK

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Placer.ca.gov/housing

Community Development Resource Agency
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Auburn CA 95603

